



**Department of Community Development**

801 - 228th Ave. SE, Sammamish, WA. 98075 - Phone: 425-295-0500 - Fax: 425-295-0600 - Web: [www.ci.sammamish.wa.us](http://www.ci.sammamish.wa.us)

# **Notice of Application for a Subdivision / SEPA Notification**

**Plateau Landing - PLN2011-00041**

**Project Description:** The applicant is proposing to subdivide 14.34 acres of land to create a total of 35 new single family lots. The site of the proposed subdivision is currently comprised of three properties located on the west side of 234th Avenue SE on property zoned R-4. The site is constrained by wetlands on the southwest and the northeast.

The applicant (PNW Holdings, LLC) applied for the above project on October 18, 2011; following a review to confirm that a complete application had been received, the City issued a letter of completion to the applicant on October 28, 2011. On November 09, 2011, the City issued this Notice of Application / SEPA Notification by the following means: mailed notice to property owners within 500 feet of the subject site, a sign posted on the subject site, and by placing a legal notice in the local newspaper.

**Applicant:** PNW Holdings, LLC

**Public Comment Period:** November 09, 2011 through November 30, 2011

**Project Location:** 601 234th Ave SE, Sammamish, WA. 98074

**Tax Parcel Number:** 3425069076, 3425069075, and 3425069060

**Existing Environmental Documents:** Preliminary Plat map by DR Strong, received 10/18/11; SEPA checklist, dated 10/15/11; Critical Areas Report by Sewall Wetland Consulting, received 10/18/11; Tree Retention Report by Greenforest Incorporated, received 10/18/11; Geotechnical Engineering Study by Earth Solutions NW, received 10/18/11; Traffic Impact Analysis by JTE, received 10/18/11; Technical Information Report by DR Strong, received 10/18/11

**Other Permits Included:** Street variation request, future site development permit

**SEPA Review:** Based on the submitted application, and available information, the City anticipates issuing a DNS or a MDNS for this proposal and the optional DNS process as specified in WAC 197-11-355 is being utilized. Consequently, this may be the only opportunity to comment on the environment impacts of this proposal. This proposal may include mitigation measures under applicable codes, and the project review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent SEPA threshold determination for the proposal may be obtained upon request.

**Staff Member Assigned:** Evan Maxim, Senior Planner  
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*A public hearing is to be scheduled for this application. The public hearing time, date, and location will be provided in the forthcoming Notice of Recommendation to the Hearing Examiner. Interested persons are invited to submit written comments on the application by no later than 5:00 p.m. on the last day of the comment period identified above, at Sammamish City Hall. Inquiries regarding the application, SEPA determination process, comment period, public hearing, decision and appeal process as well as requests to view documents pertinent to the proposal, including environmental documents may be made at the City of Sammamish City Hall, 801 – 228th Avenue SE, Sammamish, Washington 98075 (Tel: 425.295.0500) during normal business hours, Monday through Friday, 8:30 a.m. to 5:00 p.m.*

*Note: Mediation of disputes is available pursuant to SMC 20.20. Requests for mediation should be made as soon as it is determined the disputed issue(s) cannot be resolved by direct negotiation. Please contact the Department of Community Development for additional information on the Land Use Mediation Program.*